

THE MINUTES OF THE REGULAR MONTHLY MEETING  
OF THE COMMISSIONERS OF THE HOUSING AUTHORITY  
OF THE CITY OF NEWPORT, RHODE ISLAND  
HELD ON THE TWELTH DAY OF AUGUST, 2010

The Commissioners of the Housing Authority of the City of Newport, Rhode Island met in regular session at the Donovan Manor Community Room Newport, Rhode Island at 5:00 p.m. on August 12, 2010.

Roll call followed the Pledge of Allegiance and Silent Prayer:

PRESENT:

Vice Chair	Rodney Bowley
Commissioner	Cheryl Abney
"	Frank McCauley
"	Jan Shapin
"	Frank Coleman
"	Constance Vergowven

ABSENT: Frank Landry, Chair

ALSO PRESENT: Attorney Joseph J. Nicholson, Jr.

Upon a motion by Commissioner McCauley, seconded by Commissioner Coleman, and unanimously carried the minutes of the regular monthly meeting held on July 8, 2010 were approved.

The monthly bills report was presented to the Commissioners.

Upon a motion by Commissioner Vergowven, seconded by Commissioner McCauley, and unanimously carried, payment of the bills was approved.

The Secretary requested approval for the following payments:

- a). Authorization and approval for payment to Pezzuco Construction of Change Order #12 for Phase I in the amount of \$13,703.
- b). Authorization and approval for Pezzuco Construction of Change Order #13 for Phase I in the amount of (\$1,100) credit for window blinds that were purchased by the resident and will be reimbursed to the resident of the specified units that apply.

Upon a motion by Commissioner McCauley, seconded by Commissioner Vergowven, and unanimously carried, change order #12 and change order #13 were approved.

c). Authorization and approval for payment for Pezzuco Construction for Park Holm Renovations – Phase 1 Payment #12 in the amount of \$119,045.

d). Authorization and approval for payment for Pezzuco Construction for Park Holm Renovations – Phase 2A Payment #2 in the amount of \$140,029.

Upon a motion by Commissioner Abney, seconded by Commissioner Vergowven, and unanimously carried, Payment #12 and Payment #2 were approved.

The Secretary introduced to the Board for authorization and approval a contract amendment #3 proposal from Pezzuco Construction for Park Holm renovations Phase 2B allowing their services to be extended and the Executive Director to execute this contract.

Upon a motion by Commissioner Vergowven, seconded by Commissioner Coleman, and unanimously carried, the contract amendment was approved.

The Secretary presented to the Board a recommendation for approval of the lease agreement with Visiting Nurse of Newport and authorization for the Executive Director to execute the lease.

Upon a motion by Commissioner Abney, seconded by Commissioner Coleman, and unanimously carried, the lease agreement was approved. Additionally, the Board requested the

Executive Director to inquire about the possibility of the extra space to be used as a satellite location for residents to be able to go and receive dialysis. Currently the residents travel to Tiverton for this service.

The Secretary presented to the Board a recommendation for approval of the Elderly Security contract agreement with Command Security for two (2) years with a one (1) year extension and authorization for the Executive Director to execute the contract.

Upon a motion by Commissioner McCauley, seconded by Commissioner Vergowven, and unanimously carried, the contract and extension was approved.

The Secretary presented to the Board the Executive Summary for Capital Needs study to be received for required submission to HUD.

Upon a motion by Commissioner Vergowven, seconded by Commissioner Coleman, and unanimously carried, the Capital Needs study was received.

The Secretary submitted to the Commissioners the Consent Calendar items which included the Finance Reports, C.O.P. Report, Applications, Occupancy, Section 8 Report, July Collection/Loss Reports, Social Services Report and Elderly Services Coordinator Report.

Upon a motion by Commissioner Vergowven, seconded by Commissioner McCauley, and unanimously carried, the Consent Calendar items were received as read.

The Secretary presented to the Board an updated Capital/ARRA Projects report regarding the Park Holm Phase 1, Phase 5 Demolition, Gray/Gallagher Building, Scattered Elderly Sites work and Donovan Manor including pricing for window washing.

Upon a motion by Commissioner Vergowven, seconded by Commissioner Coleman, and unanimously carried, that the report regarding the Capital/ARRA Project (s) updates were received as read.

Kathy Bruen of the Newport Resident Council, presented their monthly report to the Board including a change in the report on page 69, item #IV under Social Service should read “The Newport Resident Council continues to assist the Florence Gray Center in conducting its Summer Vegetable Distribution Program”.

Upon a motion by Commissioner Abney, seconded by Commissioner Coleman and unanimously carried, that the monthly report regarding the Newport Resident Council was received as read.

#### Commissioners’ Request: (s)

- Commissioner Shapin: Requested that the Executive Director revisit & review the upgrading of the laundry room/machines at Donovan Manor.

The monthly meeting concluded with James Reed presenting the “Way to Go” Awards to two (2) Authority employees, 1) Hector Martinez and 2) Juan Montanez for their successful academic achievement in receiving their high school diplomas. 3) The third award was for Clay Sinatra, son of one of our Maintenance Mechanics for the Authority, for his athletic achievement on his swim team and on the all star team. This award was accepted by Hector and Juan on behalf of Clay and Lou.

These awards are in recognition to residents and or invited guests for an achievement, an accomplishment and/or a noteworthy deed having a positive affect on them and on the community.

Upon a motion by Commissioner Vergowven, seconded by Commissioner Abney, and unanimously carried, the meeting adjourned at 5:35 p.m.